
Z-2558
LAURA HAWKINS
R1U TO MRU

STAFF REPORT
November 14, 2013

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of owners, is requesting the rezoning of a .30 acre parcel from R1U to MRU for a proposed counseling facility. The site is located just west of the intersection of Schuyler Avenue and Sagamore Parkway on the south side of Schuyler, commonly known as 2313 Schuyler Avenue, Lafayette, Fairfield, Longlois Reserve (W1/2) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site is currently zoned R1U and was rezoned from R1B with the St. Lawrence/McAllister neighborhood rezone in 2006 (Z-2288). Land surrounding to the north, south and west is zoned R1U. NBU zoning abuts to the east.

AREA LAND USE PATTERNS:

The site contains a single-family home with a detached garage; a small shed occupies the rear yard. Single-family homes are located to the north across Schuyler and to the south and west. Adjacent to the east was a remodeling business, now vacant and for sale. Additional businesses are located to the east near Schuyler's intersection with Sagamore Parkway.

TRAFFIC AND TRANSPORTATION:

The site is located on Schuyler Avenue, which is classified as an urban primary arterial. Traffic counts taken in 2008 indicate that 8,391 vehicles pass this site daily.

Petitioner is planning on constructing a paved parking area in the back yard. Parking standards for this use equate to 1 space per treatment room plus 1 space for each employee. Although the exact number of employees and treatment rooms are not known at this time, petitioner will need to work with the Lafayette City Engineer's Office for the design of the parking lot.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Sewer and water serve the site. No bufferyard is required between MRU and R1U zoning.

STAFF COMMENTS:

Petitioner approached staff about operating her counseling clinic in this home which is located in the St. Lawrence/McAllister neighborhood. She was advised that the home

was zoned for a single-family home and a clinic would not be permitted. Initially a rezone was filed for NBU zoning because it was adjacent to other NBU zoned properties. However, after speaking with the neighbors the request was changed to MRU because it would limit the potential incompatible uses that neighbors feared could locate here in the future (i.e.: tattoo parlor).

In 2005, APC staff, under the direction of the Lafayette Common Council, worked with the neighborhood to develop a land use plan which resulted in a new zoning map for St. Lawrence/McAllister. As a result, this property, along with most of the neighborhood, was rezoned from R1B to R1U. The commercial node located at the intersection of Schuyler and Sagamore Parkway was limited to its current expanse, ending with the lot just east of the subject lot. Petitioner is requesting that commercial zoning be extended by one property to the west of this node for a counseling clinic.

Instead of occupying a commercial or medical-related building, petitioner would like to locate her counseling clinic in a residential setting so clients would feel more comfortable. In fact, some of petitioner's clients live in the neighborhood and would easily be able to travel to the clinic. While staff and the plan support neighborhood-oriented businesses locating in commercial nodes as established in the neighborhood plan, the subject location goes against the future land use map adopted by the neighborhood, the Area Plan Commission and the Lafayette City Council; staff cannot support the request.

STAFF RECOMMENDATION:

Denial